



**Acacia Road, Skellow Doncaster**

**welcome to**

**Acacia Road, Skellow Doncaster**

Situated on a generous corner plot in the popular location of Skellow is this four bedroom semi-detached family home. The property benefits from an open plan kitchen diner, an attractive lounge, off road parking and open field views to the rear.



### **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing, karndeian flooring, useful storage and a central heating radiator.

### **Kitchen Diner**

21' x 10' 11" ( 6.40m x 3.33m )

### **Kitchen Area**

With two side facing double glazed windows and a rear facing sealed unit door providing access to the rear garden. Fitted with an extensive range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a range of integrated appliances including a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a dishwasher and fridge-freezer. There is a wall mounted central heating boiler, larder, karndeian flooring and useful storage units. The kitchen is open plan to the dining area.

### **Dining Area**

There is karndeian flooring, a feature multi fuel log burning stove as the focal point of the room and a rear facing double glazed window. The dining area is open plan to the lounge.

### **Lounge**

13' 5" x 9' 11" ( 4.09m x 3.02m )

With a front facing double glazed bay window, a central heating radiator and karndeian flooring.

### **First Floor Landing**

With a front facing double glazed window and further stairs which rise to the fourth bedroom.

### **Bedroom One**

11' x 10' max ( 3.35m x 3.05m max )

With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

10' 11" x 9' 11" max ( 3.33m x 3.02m max )

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

10' 10" x 9' 1" max ( 3.30m x 2.77m max )

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a P-shaped bath with shower. There is wall to floor tiling and a side facing obscure double glazed window.

### **Bedroom Four**

20' x 10' 6" ( 6.10m x 3.20m )

With two rear facing double glazed skylight windows, two central heating radiators and built-in storage.

### **Outside**

Situated on a generous corner plot. To the front of the property there is a gravelled gated driveway providing ample off road parking and a lawned garden with mature trees and shrubs to the borders. A side gate provides additional access to the rear garden where there is a lawned garden with patio and open woodland views to the rear.



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## Acacia Road, Skellow Doncaster

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IDEAL FOR AN EXTENDED OR GROWING FAMILY
- OPEN FIELD VIEWS TO THE REAR
- SPACIOUS KITCHEN DINER
- BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122541 - 0003

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